ALL BLOCKS G & H OAKWOOD S/D & A
LYING BETWEEN BLKS G & H & S1/2
STREET LYING BETWEEN BLK F & G A

FLAMINGOJOES LLC
517 HARDWOOD CIR
ORLANDO, FL 32828

2027

17-4S-17-08438-000

BUILDING CHARACTERISTICS

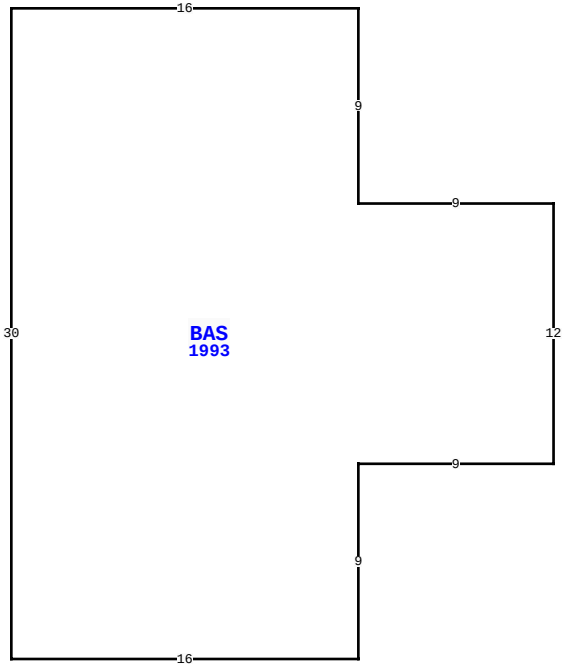
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		17417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1993	1,032	32,241
UOP	136	20	1993	27	844
UST	90	45	1993	40	1,250
TOTALS	1,258			1,099	34,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,099	63.8400	55.54	61,038	1935	1990	0	0	0	43.75	56.25

2 DUPLEX 0% - 0 Heated Area: 1032 HX Base Yr



3575 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	127,042
TOTAL MARKET OB/XF VALUE	15,950
TOTAL LAND VALUE - MARKET	98,000
TOTAL MARKET VALUE	240,992
SOH/AGL Deduction	15,180
ASSESSED VALUE	225,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,812
TOTAL JUST VALUE	240,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051487	Electrical Servic	0	11/13/2024
000046743	Electrical Servic	0	03/15/2023
000046204	Roof Replacement	13,850	01/05/2023
000046083	Electrical Servic	0	12/12/2022
000045155	Electrical Servic	0	08/11/2022
000044963	Electrical Servic	0	07/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1768	3/17/2026	WD	Q	I	01	550,000
GRANTOR: FLAMINGO LAKES HOLDIN						
GRANTEE: FLAMINGOJOES LLC						
1465/505	4/22/2022	WD	U	I	37	400,000
GRANTOR: CARROLL LYNDA C						
GRANTEE: FLAMINGO LAKES HOLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W16 S30 E16 N9 E9 N12 W9 N9 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
6	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	
7	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 15,950

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	70,000							
2	3900	C	MOTEL	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 07/28/2026 BY TP Total Acres: 7.00 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 11/17/2026 BY SYS

ALL BLOCKS G & H OAKWOOD S/D & A
LYING BETWEEN BLKS G & H & S1/2
STREET LYING BETWEEN BLK F & G A

FLAMINGOJOES LLC
517 HARDWOOD CIR
ORLANDO, FL 32828

2027

17-4S-17-08438-000

BUILDING CHARACTERISTICS

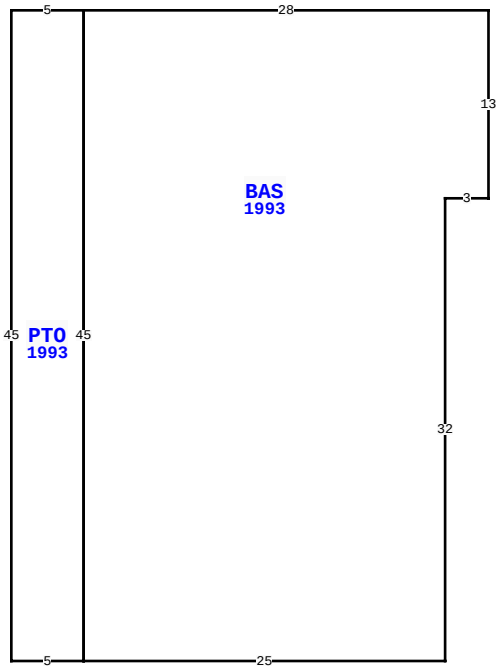
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		17417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,164	100	1993	1,164	36,365
PTO	225	5	1993	11	344
TOTALS	1,389			1,175	36,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	1,175	63.8400	55.54	65,260	1935	1990	0	0	0	43.75	56.25

3 TRI/QUAD 0% - 0 Heated Area: 1164 HX Base Yr



3575 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	127,042
TOTAL MARKET OB/XF VALUE	15,950
TOTAL LAND VALUE - MARKET	98,000
TOTAL MARKET VALUE	240,992
SOH/AGL Deduction	15,180
ASSESSED VALUE	225,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,812
TOTAL JUST VALUE	240,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044878	Roof Replacement	11,400	07/05/2022
000044879	Roof Replacement	16,650	07/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1768	3/17/2026	WD	Q	I	01	550,000
GRANTOR: FLAMINGO LAKES HOLDIN						
GRANTEE: FLAMINGOJOES LLC						
1465/505	4/22/2022	WD	U	I	37	400,000
GRANTOR: CARROLL LYNDA C						
GRANTEE: FLAMINGO LAKES HOLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 PTO=[YR=1993] W5 S45 E5 N45$S45 E25 N32 E3 N13$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/28/2026 BY TP Total Acres: 7.00 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 11/17/2026 BY SYS

ALL BLOCKS G & H OAKWOOD S/D & A
LYING BETWEEN BLKS G & H & S1/2
STREET LYING BETWEEN BLK F & G A

FLAMINGOJOES LLC
517 HARDWOOD CIR
ORLANDO, FL 32828

2027

17-4S-17-08438-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		6 100
Stories	0	0 100
Units		6 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04

DOR CODE 0800 MULTI-FAM <10

MAP NUM | MKT AREA 06

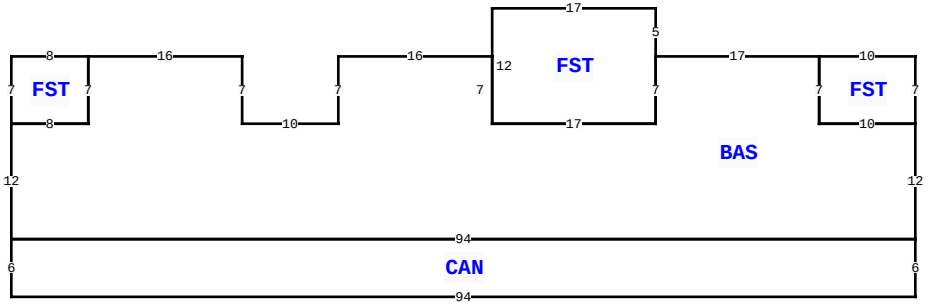
NEIGHBORHOOD/LOC 17417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,471	100		1,471	45,236
CAN	564	30		169	5,197
FST	56	55		31	953
FST	70	55		38	1,168
FST	204	55		112	3,444
TOTALS	2,365			1,821	55,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	1,821	86.7825	54.67	99,554	1935	1990	0	0	0	43.75	56.25

4 M/FAM LOW 0% - 2023 Heated Area: 1471 HX Base Yr



3575 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	127,042
TOTAL MARKET OB/XF VALUE	15,950
TOTAL LAND VALUE - MARKET	98,000
TOTAL MARKET VALUE	240,992
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ASSESSED VALUE	225,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,812
TOTAL JUST VALUE	240,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1768	3/17/2026	WD	Q	I	01	550,000
GRANTOR: FLAMINGO LAKES HOLDIN						
GRANTEE: FLAMINGOJOES LLC						
1465/505	4/22/2022	WD	U	I	37	400,000
GRANTOR: CARROLL LYNDA C						
GRANTEE: FLAMINGO LAKES HOLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FST= N5 W17 S12 E17N7$ S7 W17 N7 W16 S7 W10 N7 W16
FST= W8 S7 E8 N7$ S7 W8 S12 CAN= S6 E94 N6 W94$ E94 N12 FST=
N7 W10 S7 E10$ W10 N7$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/28/2026 BY TP Total Acres: 7.00 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 11/17/2026 BY SYS